

WARRANTY DEED
000942

ROBERT E. DRAPEAU and BLANCHE DRAPEAU, husband and wife, of Waterville, Maine, for consideration paid, grant to BLANCHE DRAPEAU a/k/a BLANCHE M. DRAPEAU, whose mailing address is One Center Place, Waterville, Maine 04901 with WARRANTY COVENANTS, certain lots or parcels of land with buildings and improvements thereon in Waterville, Kennebec County, Maine described as follows:

NO TRANSFER
TAX PAID

Parcel I: A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at a point in the westerly end of right of way known as Elm Terrace, in line with the westerly side of the house on Lot #5 and ten (10) feet northerly therefrom; thence westerly eight (8) feet to land now or formerly of Lovejoy or Drummond; thence northerly about fifty-five (55) feet; thence easterly about twenty-nine (29) feet; thence southerly about thirty-three and three tenths (33.3) feet to a point in line with the southerly end of the stable on this lot and four (4) feet easterly therefrom; thence southwesterly seven and two-tenths (7.2) feet to a point in line with the easterly side of said stable and six (6) feet southerly therefrom; thence westerly sixteen and nine-tenths (16.9) feet to a point; thence southerly fifteen and nine-tenths (15.9) feet to point of beginning. Being Lot #6 on plan of Elm Terrace by Green & Wilson, dated April 16, 1919.

Also another lot or parcel of land bounded and described as follows:

Beginning at the northeast corner of the above-described lot; thence running easterly eighteen (18) feet; thence southerly twelve (12) feet; then westerly about eighteen (18) feet to the easterly line of the above-described lot; thence northerly twelve (12) feet to point of beginning, being a part of the right of way shown on the above-mentioned plan. Together with a right of way to be used in common with other property holders in Elm Terrace. This parcel is also subject to whatever rights of way may exist in others over the same.

Meaning and intending to convey and hereby conveying the same parcels of property conveyed to Blanche M. Drapeau by warranty deed of The Rector, Wardens and Vestrymen of St. Mark's Church dated November 14, 1978 and recorded in the Kennebec

Registry of Deeds in Book 2164, Page 123 (formerly Waterville Tax Map 53, Block 2, Lot 37; now identified as part of Waterville Tax Map 48, Lot 235).

Parcel II: A certain lot or parcel of land with buildings thereon, situate in said Waterville, and bounded and described as follows:

Beginning at an iron pin in the southwesterly corner of land now owned by Sadie and Rita Peters and believed to be in the easterly line of a right of way or public way known as Center Place which point is eighty (80) feet southerly of the southerly line of Center Street measured along the easterly line of Center Place, so called; thence easterly at right angles to the easterly line of Center Place and in the southerly line of property of said Peters fifty-six and five tenths (56.5) feet to an iron pin; thence southerly at right angles seventy-one and three tenths (71.3) feet to an iron pin at the northeasterly corner of the lot now owned by James Athanus; thence westerly along the northerly line of said Athanus' land fifty-six and five tenths (56.5) feet to an iron pin at the northwesterly corner of said Athanus and believed to be in the easterly line of said Center Place; thence northerly along said easterly line of Center Place seventy-one and three tenths (71.3) feet to the point of beginning.

Meaning and intending to convey the premises conveyed by Warranty Deed of Aurel F. Gagnon to Robert E. Drapeau dated April 27, 1951 and recorded in the Kennebec Registry of Deeds in Book 902, Page 456 (formerly Waterville Tax Map 53, Block 2, Lot 50; now part of Waterville Tax Map 48, Lot 235).

Parcel III: A certain lot or parcel of land in the City of Waterville and County of Kennebec, State of Maine bounded and described as reserved to Robert E. Drapeau from the deed of Robert E. Drapeau to Felix V. Picard and Leopold Picard in Book 1363, Page 218 and which was clarified and extended by Quit-Claim Deed dated December 21, 1972 so as to read as follows:

Beginning at an iron pin set in the westerly line of Center Place, so-called, which marks the southeast corner of premises conveyed by Robert E. Drapeau to Felix V. Picard et al, by Warranty Deed dated December 9, 1964, recorded in Kennebec Registry of Deeds in Book 1363, Page 218; thence running northerly along the westerly line of Center Place, a distance of sixty (60) feet; thence running westerly in a line parallel with the southerly boundary of the above described premises to the east boundary of land which was conveyed to Felix Picard by Harold Labbe; thence running southerly along the east boundary of land conveyed to Picard by Labbe, a distance of sixty (60) feet; thence running easterly from the last mentioned bound to the iron pin which marks the point of beginning.

Meaning and intending to convey the premises reserved to Robert E. Drapeau in said deed of Robert E. Drapeau to Felix V. Picard and Leopold Picard dated December 9, 1966 and recorded in the Kennebec Registry of Deeds in Book 1363, Page 218 as revised in Book 1607, Page 164 (formerly Waterville Tax Map 53, Block 2, Lot 53A; now part of Waterville Tax Map 48, Lot 233).

Parcel IV: A certain lot or parcel of land situated in Waterville, bounded northerly by land now or formerly of Anna M. Drummond; easterly by the now or formerly Albert F. Merrill land and land formerly owned by Rev. A. W. Pottle; southerly by the former Hoxie land and westerly by Center Place and known as 3-5 Center Place.

Meaning and intending to convey a portion of the property conveyed to Blanche Drapeau and Peter Drapeau by deed recorded in Book 1847, Page 32 and to Blanche Drapeau by Peter Drapeau by deed recorded in Book 1940, Page 7 (formerly Waterville Tax Map 53, Block 2, Lot 51 and now part of Waterville Tax Map 48, Lot 235).

Right of Way: Also conveyed herein are the easement rights to the access way referred to as "Peco Terrace", so called, for the purpose of ingress and egress on foot and by automobile for the residents or occupants of 3 and 5 Center Place, as well as easement rights for four (4) automobile parking spaces or stalls located at the far westerly bound of the property conveyed to Lawrence J. Hughes and Gloria J. Hughes and excepted and reserved in deed of Blanche M. Drapeau to said Hughes recorded in Book 2636, Page 25 in the Kennebec Registry of Deeds.

WITNESS our hands this 8th day of January, 1993.

William F. Hufnagel

Robert E. Drapeau
ROBERT E. DRAPEAU

William F. Hufnagel

Blanche Drapeau
BLANCHE DRAPEAU

STATE OF MAINE
COUNTY OF KENNEBEC

January 8, 1993

Personally appeared the above-named Robert E. Drapeau and Blanche Drapeau and acknowledged the signing of the foregoing instrument to be their free act and deed.

Before me,

William F. Hufnagel

Notary Public

(type or print name below line)

HL
L-W-114

RECEIVED KENNEBEC SS.

1993 JAN 13 AM 9:00

ATTEST: Richard B. Brown
REGISTER OF DEEDS

WILLIAM F. HUFNAGEL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 9, 1999

